



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

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MANCHESTER ZONING BOARD OF ADJUSTMENT VIRTUAL PUBLIC HEARING / LIMITED BUSINESS MEETING

Thursday, January 14, 2021 – 6:00 PM

Watch live on Channel 22 Manchester Public Access Television or

Stream Live at <https://www.manchestertv.org/22>

Note: Due to the emergency orders issued by the Governor as well as the guidance of public health officials, there will be no physical location in which to attend the meeting. **PUBLIC COMMENTS** may be submitted at any time up to the close of the public hearing for each case by email sent to ZBA@manchesternh.gov or a voice message called into (603) 792-6736. All comments must include your name and address and the case number. It is recommended that public comment be submitted by email, however you may also attend the meeting through our webinar software by sending an email to the aforementioned address on the day of the meeting and requesting an invitation to participate.

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

(Tabled to the 2/11/21 ZBA Meeting)

1. **ZBA2020-122**
241 Candia Road, R-1B Zoning District, Ward 7

Robert Duval (Agent) proposes to maintain five parking spaces, where one space is within 4' of the side lot line, where there is no screening between the residential property to the east, where there are stacked parking spaces, and where parking spaces require backing out into a public way, as well as locate a dumpster within the rear and street yard setbacks on a corner lot and seeks a variance from sections **10.09(B)** Parking Setbacks, **10.06(A)** Parking Layout, **10.07(D)** Parking Maneuvering, **10.07(K)4** Parking Screening, **10.07(G)** Landscaping and **8.29(A)3** Accessory Structures and Uses Ordinance of the City of Manchester, New Hampshire, as per documents submitted through October 29, 2020.

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(Tabled from the 12/10/20 ZBA Meeting)

2. **ZBA2020-116**

482 Reservoir Avenue and 730 Mammoth Road, R-1B Zoning District, Ward 2

Andrew Sullivan, Esq. (Agent) proposes to subdivide the subject parcel and on Lot 4, convert the existing retail dive shop to a dwelling unit resulting in a three-family dwelling on the lot and maintain reconfigured parking spaces, without parking screening, bumpers, 6 undersized parking spaces and a reduced landscape buffer at the proposed lot line as well as relocating a dumpster to the front yard with an 8' fence enclosure and seeks a variance from sections **5.10(A)6** Multifamily dwelling, **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot frontage and Width (2 counts), **6.03(C)** Side Yard Setback, **10.06(A)** Parking Layout, **10.09(B)** Parking Setbacks, **10.07(K)4** Parking Screening, **10.07(K)1** Parking Bumpers, **10.07(G)** Landscaping, **8.29(A)1** Accessory Structures and Uses and **8.27(B)** Fences Walls of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 30, 2020.

(Current Items)

3. **ZBA2020-133**

443 Cilley Road, R-2 Zoning District, Ward 7

Gordon Dubois proposes to maintain a driveway width of 26' and one front yard parking space within 4' of the front lot line and building and seeks a variance from sections **10.08(C)** Driveway Width and **10.09(B)** Parking Setbacks (3 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 30, 2020.

4. **ZBA2020-127**

1 Elliot Way – AKA 955 Auburn Street, C-2 Zoning District, Ward 5

Cathy Carpenter (Agent) proposes to erect a 13th free-standing wayfinding sign with an area of 7.88 SF where 4 SF is allowed and two wall signs of 97.25 SF and 117 SF where 80 SF is allowed for building signs and seeks a variance from sections **9.09(A)1** Signs (1 count) and **9.09(A)2** Signs (2 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 1, 2020.

5. **ZBA2020-129**

159 Orange Street, C-1 Zoning District, Ward 4

Joseph Wichert, L.L.S. (Agent) proposes to maintain a parking area for a six-family dwelling with two driveway widths of 32.2' and 25' where 24' is allowed, with parking spaces within 4' of the side lot line without the required landscape buffer, with pavement other than for site access within 10' of street lot line, without parking bumpers and with an access aisle of less than 22' and seeks a variance from sections **10.08(C)** Driveway Width, **10.07(G)**

Landscaping, **10.09(A)** Parking Setbacks, **10.07(K)1** Parking Bumpers and **10.06(A)** Parking Layout of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 2, 2020.

6. **ZBA2020-134**
17 Hazel Street, R-3 Zoning District, Ward 3

Mark Barton proposes to construct a two-story, two-stall garage in the side yard with a height of 24' where 15' is allowed and with a rear yard setback of 5' where 20' is required and seeks a variance from section **8.29(A)2** Accessory Structures and Uses (2 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 7, 2020.

7. **ZBA2020-135**
42 Medford Street, R-1B Zoning District, Ward 7

Kathryn Beleski proposes to maintain a front yard parking space 4' from the front lot line and seeks a variance from section **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 14, 2020.

8. **ZBA2020-136**
970 Gold Street, B-2 Zoning District, Ward 9

Brian Pratt (Agent) proposes to maintain existing pavement for a new use of auto sales with lot coverage is 91.7% where 75% is allowed, with driveway widths of 53.2' and 42.9' where 36' is allowed, with one driveway within 10' from a side lot line, with pavement other than site access within 10' of the street lot line, with parking and display spaces without a 10' landscaped buffer and without parking bumpers and seeks a variance from sections **6.04** Lot Coverage, **8.17(B)** Driveways for Automotive Uses (3 counts), **10.07(G)** Landscaping and **10.07(K)1** Parking Bumpers of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 17, 2020.

9. **ZBA2021-001**
9 Willow Street, RDV Zoning District, Ward 9

Nicholas Golon (Agent) proposes to request a one year extension of variance case ZBA2019-010, which was granted February 14, 2019, to redevelop an existing site with a convenience store and gas pumps by demolishing the existing convenience store and constructing a new 2,202 SF convenience store with a drive-thru restaurant, with lot coverage of 89.5% where 85% is allowed, with 7 stacking spaces for the drive-thru restaurant where 10 are required, with 6 stacking spaces for the fuel pumps where 9 are required, with a driveway closer than 20' from an intersecting street lot line, with two driveways having widths of 45.9' and 36' where 24' is allowed, with no perimeter landscaping around the parking area where 10' of landscaping is required, with parking spaces within 10' of the property line, and with two

drive isles with less than required width and seeks a variance from sections **6.04** Lot Coverage, **10.06 (A)** Parking Layout, **10.07(G)** Landscaping, **10.08(A)** Driveways Location and **10.09(A)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 18, 2020.

10. **ZBA2020-137**
908 Hanover Street, R-1B Zoning District, Ward 4

Hsui Chang proposes to establish two beauty salon uses in units 3 and 4 of 908 Hanover Street and maintain a shed in the common area side yard with a 5' side yard setback where 20' is required and seeks a variance from sections **5.10(H-6)3** Beauty and Barber Shops and **8.29(A)2** Accessory Structures and Uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 21, 2020.

11. **ZBA2020-138**
150 Amory Street, B-1 Zoning District, Ward 11

Jared Grondin (Agent) proposes to construct a 10' x 12' freezer addition for a take-out restaurant with a 5.1' rear yard setback where 10' is required, and maintain existing parking configuration with lot coverage of 97% where 85% is allowed, with parking spaces with no parking bumpers, with angled spaces not exiting in the direction of travel, with a drive aisle 18' wide where 20' is required, without the required 10' landscaped buffer around the parking area and with the driveway location less than 20' from an intersecting street and seeks a variance from sections **6.03(B)** Rear Yard Setback, **6.04** Lot Coverage, **10.07(K)1** Parking Bumpers, **10.07(D)** Parking Maneuvering, **10.06(A)** Parking Layout, **10.07(G)** Landscaping, and **10.08(A)** Driveway Location of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 4, 2021.

12. **ZBA2020-139**
216 Elm Street, CBD Zoning District, Ward 3

Jeffrey Merritt (Agent) proposes to add a drive-through window and bypass lane for a restaurant and seeks a variance from section **5.10(G)6** All Establishments with Drive-Through Service of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 4, 2021.

13. **ZBA2020-140**
80 Walsh Avenue, R-3 Zoning District, Ward 11

Nicholas Pelletier proposes to establish six parking spaces to support an additional third dwelling unit with parking spaces within 4' of the lot line, with stacked spaces and without the required screening and seeks a variance from sections **10.09(B)** Parking Setbacks, **10.06(A)** Parking Layout and **10.07(K)4** Parking Screening, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 28, 2020.

14. **ZBA2020-141**

237 Webster Street – 207 Hemlock Street, R-1B Zoning District, Ward 2

Dennis Mires (Agent) proposes to construct an addition to an existing school with a total area of 2,640 SF, with three stories where 2.5 stories are allowed, with a height of 37' where 35' is allowed and a floor area ratio of 0.52 where 0.5 is allowed and seeks a variance from sections **6.05** Height in Feet and Stories (2 Counts) and **6.06** Floor Area Ratio, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 5, 2021.

15. **ZBA2020-142**

192 Rosegate Farm Drive, R-S Zoning District, Ward 8

Michael Plamondon proposes to construct a 16' x 18' three season porch with an attached 4' x 18' pool deck in the rear yard which will connect to an existing above ground pool and deck resulting in a rear yard setback of 47' where 100' is required, a side yard setback of 17' where 30' is required, lot coverage of 19% where 15% is allowed and floor area ratio of 0.12 where 0.10 is allowed and seeks a variance from sections **6.03(C)** Side Yard Setback, **6.03(B)** Rear Yard Setback, **6.04** Lot Coverage and **6.06** Floor Area Ratio of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 29, 2020.

III. **BUSINESS MEETING:**

1. **ADMINISTRATIVE MATTERS:**

1. **Review and approval of the ZBA Minutes of December 12, 2019.**
2. **Any other business items from the ZBA staff or Board Members.**

<p>Full text of the agenda items is on file for review in the Planning & Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
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